



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-036204-25-IN

In the matter of: basement, 6 shier drive
Scarborough ON L7A4C8

Between: Israt Jahan Jahan Khan

And

Emdadul Haque
Suraiya Begum

I hereby certify this is a
true copy of an Order dated

Oct 28, 2025

Tenant

Landlord and Tenant Board

Landlords

INTERIM ORDER

Israt Jahan Jahan Khan (the 'Tenant') applied for an order determining that Emdadul Haque and Suraiya Begum (the 'Landlords'):

- collected or retained money illegally;
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household;
- harassed, obstructed, coerced, threatened or interfered with the Tenant;
- withheld or interfered with their vital services or care services and meals in a care home;
- gave a N12 or N13 notice of termination in bad faith;
- failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on October 22, 2025. The Tenant and the Landlords attended the ACC.

Determinations:

1. As the case conference was unsuccessful in resolving the matter, the merits of the application shall be adjourned.
2. The Tenant was cautioned regarding the potential limitation period issues and lack of reasons and particulars in her application.

It is ordered that:

1. This matter shall be directed to a hearing. The Board will send the parties a Notice of Hearing for the next hearing date.

2. If the Tenant wishes to request to amend their application prior to the hearing, then on or before **November 11, 2025**, the Tenant shall serve a copy of their amended application to the Landlords and shall file a certificate of service with the LTB confirming that the Landlords were served, in accordance with Rule 15 of the [LTB's Rules of Procedure](#). The proposed amendments should only be to clarify or add details to the existing allegations and will be subject to the parties' submissions at the hearing and the hearing Member's discretion with respect to whether those amendments will be granted.
3. The Tenant must give the Landlords and file with the LTB a complete copy of all of the documents, pictures, and other evidence they want to use during the hearing as soon as possible but no later than **November 11, 2025**.
4. The Landlords must give the Tenants and file with the LTB a complete copy of all of the documents, pictures, and other evidence they intend to use during the hearing as soon as possible but no later than **November 25, 2025**.
9. Evidence shall be organized in accordance with the [LTB's Practice Direction on Evidence](#):

All documents, photographs and other items provided to the other parties and the LTB as evidence must:

1. be readable;
2. have consecutively numbered pages; and
3. include a list or table of contents identifying each item in order, and by page number, if more than one item is being submitted.

10. The failure of either party in complying with this Order may result in the presiding member refusing to accept or consider the evidence at the hearing.

October 28, 2025
Date Issued

Rachel Gibbons
Rachel Gibbons
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.